

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS
TELEPHONE: 01252 515656**



**8 IRVINE DRIVE FARNBOROUGH HAMPSHIRE GU14 9EX
GUIDE PRICE £360,000**

FEATURES INCLUDE:

Mitchell and Partners are delighted to present to the market this extended two bedroom bungalow, standing in the popular residential area of Fox Lane and benefitting from being within easy reach of local shops and amenities as well as Farnborough town centre further on.

The property was extended and adapted by the previous owners for their own use and now offers extensive accommodation including two bedrooms and two bathrooms. Further benefits include double glazing, gas central heating, parking and garaging.

3 Bridge Road, Farnborough, Hampshire, GU14 0HT

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Accommodation:

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Entering the property via the welcoming entrance hall, one has access to either the kitchen or the sitting room. The sitting room, with window to front aspect is a bright and airy room with a very comfortable feel. The kitchen is fitted with a range of matching units at both wall and base level with roll edge worksurfaces over, tiling to principal walled areas and space for appliances. The two bedrooms are both large enough accommodate a double bed, the larger of the two rooms has been extended to give a lovely dressing area with direct access to the rear garden (via doorway with a small ramp) and a large wet room with w/c and shower area. Accommodation is completed by a three-piece family bathroom comprising deep panel enclosed bath, pedestal wash hand basin and w/c. Another benefit of the accommodation is that the internal wall in the inner hall has been removed allowing easier access within the bungalow.

Outside:

To the front, the property has a tarmac driveway, large enough to accommodate several vehicles and an area of planting. Double gates open to reveal more off-road parking to the side of the property which in turn leads to the garage. The garage has double wooden doors. The rear garden has a patio abutting the property, the remainder of the garden is mainly laid to lawn with maturing flower and shrub borders and a pond.

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It is not the policy of Mitchell and Partners to test services or domestic and heating appliances and we are unable to verify that they are in working order. Mitchell and Partners have not checked any planning or building regulation consents and would advise buyers to make their own inquiries with the local authority. Fixtures and fittings listed are included on the basis that the asking price will be paid.